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Land East of Pirton

Landscape and Visual Impact Assessment

Iceni Projects Limited on behalf of
Gladman Developments Ltd

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ON BEHALF OF GLADMAN
DEVELOPMENTS LTD

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Land East of Pirton
LANDSCAPE AND VISUAL IMPACT ASSESSMENT

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1. INTRODUCTION

- 1.1 Icen Projects has been instructed by Gladman Developments Ltd to undertake a Landscape and Visual Impact Assessment in relation to the outline planning application for the proposed residential development at Land East of Pirton (the 'Site').
- 1.2 The proposals are for up to 130 dwellings and associated infrastructure and open space, with access off Drovers Way via the extension of Coopers Elms. Access is applied for in detail, with all other matters reserved.
- 1.3 The Site lies within the administrative area of North Hertfordshire District Council. The Site's location is shown on the plan in **Appendix A1**.
- 1.4 This assessment describes the existing character and quality of the landscape on and around the Site, and also considers the potential landscape and visual effects of the proposed development on the Site and wider area.

Methodology

- 1.5 The assessment is based on Site visits undertaken in January and April 2025 by a qualified and experienced Chartered Member of the Landscape Institute. The weather conditions at the times of the Site visits were sunny with good visibility.
- 1.6 This report considers the potential impact on both landscape character and visibility, with a distinction drawn between landscape effects (i.e. direct and indirect effects on the landscape resource and character), and visual effects (i.e. the views that people have of the Site and surroundings from publicly accessible places, and also residential views). The methodology utilised in this report is set out in **Appendix A8**.

2. PLANNING POLICY CONTEXT

National Planning Policy Framework (December 2024)

- 2.1 The NPPF sets out the national planning policy, with section 15 dealing with conserving and enhancing the natural environment. Paragraph 187 of the NPPF states that planning policies and decisions should contribute to and enhance the natural and local environment by, amongst others:
- 'a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland'.*
- 2.2 Further guidance is set out within the Planning Practice Guidance ('PPG'), supported by the National Design Guide and the National Model Design Code, which provide guidance on how well-designed places can be achieved.
- 2.3 The national planning policies and guidance of relevance to this Assessment are summarised in **Appendix A5**.

Local Planning Policy Context

North Hertfordshire Local Plan 2011-2031

- 2.4 The North Hertfordshire Local Plan 2011-2031 was adopted in November 2022 and replaces the saved policies of the District Plan Second Review with Alterations. The following Strategic Objectives, spatial strategies and spatial policies are relevant to the Site and this assessment:
- Strategic Objective ENV2 protect and enhance the historic character of North Hertfordshire's towns, villages, hamlets and landscape by promoting good design that creates a distinctive sense of place.
 - ENV3 Protect, maintain and enhance the District's historic and natural environment, its cultural assets and network of open spaces, urban and rural landscapes.
 - Policy SP1: Sustainable development in North Hertfordshire states that this Plan supports the principles of sustainable development within North Hertfordshire.
 - Policy SP2: Settlement Hierarchy and Spatial Distribution states that in Category A villages, general development will be allowed within the defined settlement boundaries, including Pirton.

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- Policy SP5: Countryside and Green Belt states that the Council supports the principles of the Green Belt and recognise the intrinsic value of the countryside. Green Belt and Rural Areas Beyond the Green Belt are shown on the Policies Map.
 - Policy SP9: Design and Sustainability states that the Council considers good design to be a key aspect of sustainable development.
 - Policy SP12: Green infrastructure, landscape and biodiversity states that the Council will accommodate significant growth during the plan period whilst ensuring the natural environment is protected and enhanced.
 - Policy CGB1: Rural Areas beyond the Green Belt – states that in the Rural Areas beyond the Green Belt, as shown on the Policies Map, planning permission will be granted provided that the development: meets a proven local need for community facilities, services or affordable housing in an appropriate location; and would provide land or facilities for outdoor sport, outdoor recreation and cemeteries that respect the generally open nature of the rural area.
 - Policy D1: Sustainable Design states that planning permission will be granted provided that development proposals: respond positively to the site's local context; take all reasonable opportunities, consistent with the nature and scale of the scheme, to create or enhance public realm; optimise the potential of the site by incorporating SUDS; retain existing vegetation and propose appropriate new planting; minimise the visual impact of street furniture and parking provision; have regard to the Design SPD, and any other relevant guidance.
 - Policy NE2: Landscape states that planning permission will be granted for development proposals that: respect the sensitivities of the relevant landscape character area and have regard to the guidelines identified for built development and landscape management; do not cause unacceptable harm to the character and appearance of the surrounding area or the landscape character area in which the site is located, taking account of any suitable mitigation measures necessary to achieve this; are designed and located to ensure the health and future retention of important landscape features; and have considered the long-term management and maintenance of any existing and proposed landscaping.

Pirton Neighbourhood Plan (Made 2018)

- 2.5 Pirton Neighbourhood Development Plan 2011-2031 is a community-led document that guides the future growth, development and conservation of the Parish of Pirton, with a particular focus on the village of Pirton. It contains planning policies that deal with a range of social, environmental and economic issues such as housing, heritage, biodiversity and transport.
- 2.6 The Objectives of the Pirton Neighbourhood Plan are as follows:
- Objective 2. To encourage sensitive and innovative development in accordance with the existing character of Pirton village and Parish including its greenery, wildlife habitats, its built and archaeological heritage and connectivity to the countryside.

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- Objective 3. To prevent sprawl and urbanisation and maintain Pirton as distinctive and separate place from the surrounding villages or the town of Hitchin.
 - Objective 5. To ensure conservation and enhancement of the local landscape and biodiversity of the Parish of Pirton including the Chilterns Area of Outstanding Natural Beauty.
 - Objective 6. To ensure Conservation and enhancement of Pirton's rich archaeology and heritage.
 - Objective 7. To conserve and enhance the distinctive views which contribute towards Pirton's character and beautiful position as a rural settlement.
 - Objective 8. To protect important local green spaces within Pirton Village and Pirton Parish and establish new green and open spaces within new developments.

2.7 The following policies are relevant to the proposed development:

- Policy PNP 2 - Design and Character states that residential development proposals will be supported if they are in accordance with the guidance contained in the Pirton Character Assessment, and a number of following principles within the Policy PNP2.
- Policy PNP 4 - Hedgerows, Trees and Verges states that proposals for new development should include an assessment of trees and hedges on the site; the retention and maintenance of existing trees and hedgerows is encouraged in all development or if their removal is demonstrated to be necessary they should be replaced in an appropriate location with trees of no less arboriculture or amenity value; where the boundary of a new development is adjacent to the edge of the village, existing hedgerows and trees should be protected to give the village a green and soft edge, with additional landscaping and planting to minimise the visual impact of new development; landscaping must be incorporated in the design of all new development to mitigate the visual impact of development and ensure that the development merges into the existing village context; landscaping schemes should seek to include predominately native species.
- Policy PNP 5 – Wildlife states that proposals for development must demonstrate how consideration has been given to the maintenance, protection and enhancement of the wildlife habitats of Pirton and Pirton Parish.
- Policy PNP 7 - Key Views and Vistas states that the Plan seeks to protect and enhance the setting of Pirton village in relation to the Chilterns National Landscape and the surrounding rural landscape. Any new development in an area within the views specified in the Plan, must ensure that key features of the view can continue to be enjoyed including distant buildings and landscape features, sensitive village edges and rural approaches to the village. Development proposals should take into account the visual impact of those proposals on key views and vistas, as detailed in the list and map below. Our LVIA finds that none of these

views will be substantially impacted by the proposed development. The views near to the Site are:

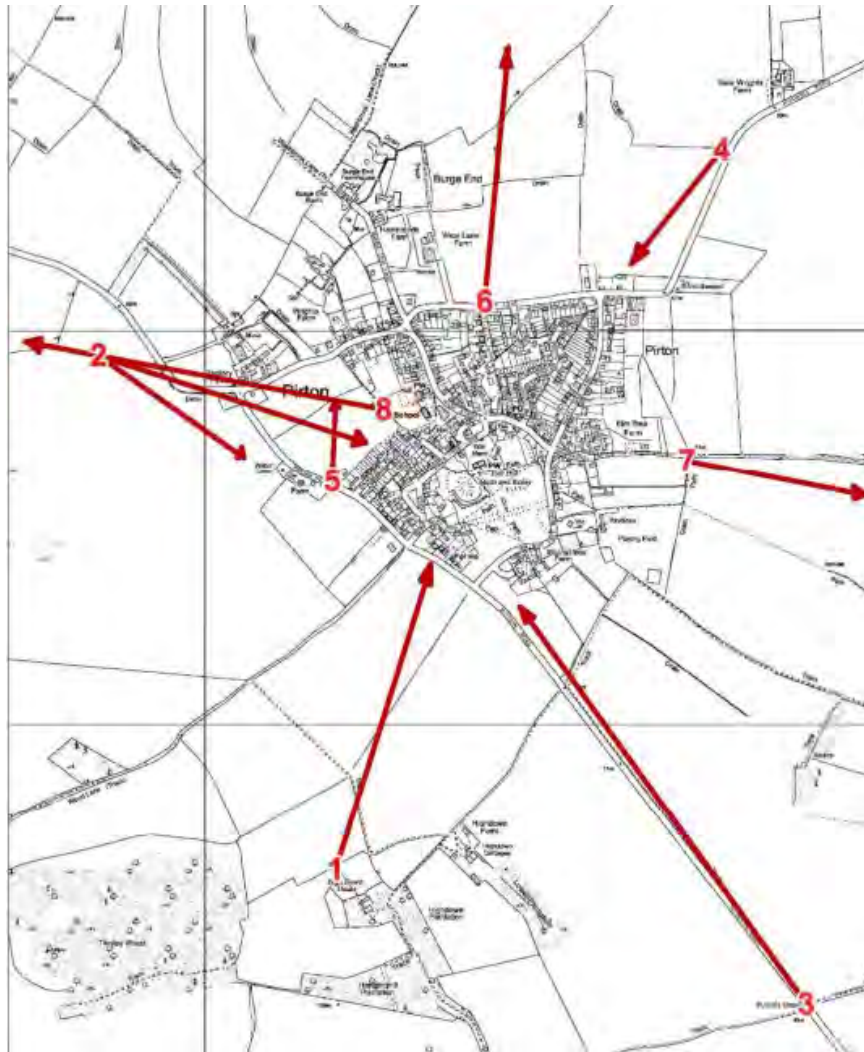


Figure 2.1 - Extract from Pirton Neighbourhood Plan, showing Key Views

- o 3. The view from Punch's Cross on Hitchin Road north to the south east corner of Pirton village – *'Beautiful view of the village which gradually comes more and more into focus travelling along the road from Hitchin. The road is lined with hedges, with green fields on one side and the beginning of the Chiltern Hills on the other side.'*
- o 4. View across to the Chilterns National Landscape on the approach to the north east corner of village from Holwell Road - *'View across the village when entering from Holwell with the flat fields of the Pirton Lowlands, merging into the Chiltern Hills.'*
- o 7. View from Hambridge Way east across the Pirton Lowlands and Hertfordshire to the Letchworth ridge. – *'An expansive view towards the boundary with Hitchin from the ancient Hambridge Way Bridle path (and now cycle track) frequently used by hikers and cyclists.'*

- Policy PNP 8 - Heritage Assets and Archaeological Heritage states that development proposals will be supported where proposals conserve or enhance the heritage assets of the Parish and their settings in a way that is appropriate to their significance. Heritage assets include designated heritage assets and non-designated heritage assets.

Pirton Neighbourhood Plan – Character Assessment (2016)

- 2.8 The Pirton Village Character Assessment, prepared by the Pirton Neighbourhood Plan Steering Group, and supported by Pirton Parish Council, provides an overview of the character and key qualities that define the village of Pirton. It has been produced as one part of a larger project – the Pirton Neighbourhood Development Plan. This Character Assessment supports the design and character policies progressed within the Neighbourhood Plan and will help to ensure that development proposals are designed in a manner which is complimentary to and reinforces the distinct and special character of Pirton. The document was published in October 2016.
- 2.9 The 'Landscape Policies that Influence Character' appendix divides the village into Village or Visual Character Areas - V1, V2, V3 and V4 (NHDC Saved Policy 7). The study notes that the village is likely to expand outwards, and therefore new transitional zones are needed between the outlying countryside and the built-up area of the village settlement.

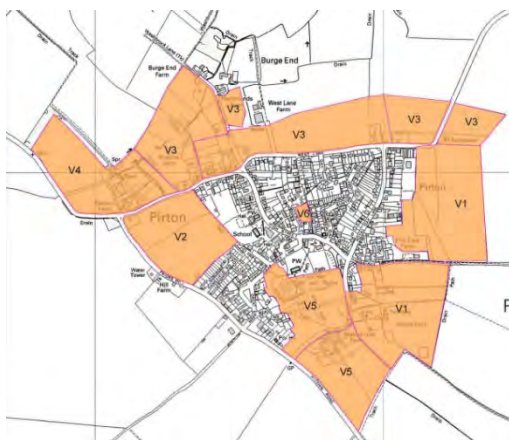


Figure 2.2 – Plan from Pirton Village Character Assessment showing the location of V1

- 2.10 Parcel V1 Eastern Edge (in which the Site lies), is identified as one such area and described as follows: Small fields adjacent to the eastern side of the village, including the Recreation Field and Bannisters Close. The study states that: *'Any new building development in any of these Areas affects the visual character and the designation. They are also transitional zones linking the built-up areas to the open countryside and the Chilterns AONB. They should be maintained and protected.'*

North Hertfordshire Design Supplementary Planning Document (July 2011)

- 2.11 The Design Supplementary Planning Document ('SPD') is a guide for the future development of the towns, villages and rural areas in North Hertfordshire.

2.12 Design Principles for Pirton identified in the document are as follows:

- *'Retain the strong pattern of footways.*
- *Views out northward from West Lane should be protected.*
- *Views of the church from Hitchin Road should be protected.*
- *Retain network of green open spaces.*
- *Refer to The Chilterns AONB Building Design Guide.'*

Previous Application

2.13 The Site was subject to a previous outline planning application for up to 99 dwellings in 2019 (Application Ref: 17/01543/1; Appeal Ref: APP/X1925/W/17/3184846). The application was dismissed at appeal, with one of the main issues considered at the appeal being the effect of the development on the character and appearance of the area. The Inspector commented in their decision notice that they considered the effects set out in the Landscape and Visual Assessment submitted with the previous application, as underestimated. We were not involved in that application or appeal, and therefore set out our own professional assessment of the effects of the development within this LVIA.

2.14 It should also be noted that at the time of the previous appeal, the adjoining development to the west of the Site had only recently commenced. The character of the Site's setting has therefore changed since the previous application.

3. SITE CONTEXT

Site Context

- 3.1 The Site lies on the eastern edge of the village of Pirton, within North Hertfordshire. The Site extends to 6.65ha and comprises a single grassed field. The location and character of the Site are shown on the OS Map and Aerial Photograph contained in **Appendix A1** and **A2**, and photographs of the Site are included in **Appendix A3**.
- 3.2 The Site is bound to the west by the recent residential development along Drovers Way and Strawplaiters Green, south of Holwell Road. These houses mostly back onto a recreational footway, with a hedgerow located along the east of this footway for around two thirds of the length of the Site's western boundary. The continuation of the footway forms the southern third of the western Site boundary. To the south west of the Site is an area of public open space associated with the recent residential development west of the Site, and it includes a children's play area as well as a drainage basin. The settlement of Pirton extends west and south westwards beyond, with much of the settlement covered by a Conservation Area, and also including several Scheduled Monuments.
- 3.3 To the south, the Site is bound by bridleway 021, Hambridge Way, which also forms part of the Icknield Way Trail long distance walking route. Beyond the bridleway to the south are arable and grassland fields, with the Pirton Recreation Ground located a short distance south west of the Site beyond two intervening small fields. Further south, beyond further fields, is Hitchin Road.
- 3.4 To the south west of Pirton and Hitchin Road lies the Chilterns National Landscape, located on rising ground.
- 3.5 East of the Site are a combination of large arable and small grassland fields extending along the gently undulating land towards the village of Ickleford and the town of Hitchin, the edges of which are around 2km from the Site.
- 3.6 The Site is bound to the north by a residential property with a deep garden known as Northmead, with the house located to the north west of the Site. Beyond this property are further mostly large scale arable fields, with the village of Holwell located around 1.2km north east of the Site.

Landscape Character Assessments

National Landscape Character

- 3.7 Natural England has produced profiles for England's National Character Areas ('NCAs'), dividing England into 159 different natural areas, which are defined by their unique combination of landscape,

biodiversity, geodiversity, cultural, and economic activity. The Site lies within National Character Area 110 - Chilterns.

3.8 The key characteristics of NCA 110 include:

- *'The chalk plateau is incised by parallel branching valleys gently shelving to the south-east into the London Basin. The large chalk aquifer is abstracted for water to supply London and its surrounds and also supports flows of springs, chalk streams and the River Thames.*
- *There are several chalk streams. Features associated with a history of modification include historic mills, watercress beds, culverts and habitat enhancements.*
- *The north-west-facing escarpment is an abrupt relief feature beside low-lying vales, breached notably by the Thames at the Goring Gap. The escarpment lowers northwards, terminating as distinct hills. The Chiltern ridge offers panoramic views.*
- *Within the Chilterns, views are enclosed within branching valleys, sunken routeways and extensive woodland and hedgerow-enclosed fields. There are hidden, tranquil pockets along single track lanes and rights of way.*
- *A mixture of arable, grassland and woodland and the numerous commons reflects the dominance of Grade 3 agricultural land. Ancient woodland has remained on extensive clay-with-flint deposits, while very steep slopes are rarely cultivated. There are, however, not inconsiderable areas of Grade 1 and 2 land that are associated with lower-lying areas and river valleys.*
- *The Chilterns are one of the most wooded lowland landscapes in England. The area is particularly renowned for its extensive native beechwoods, several of which are designated as part of the Chilterns Beechwoods Special Area of Conservation (SAC). Other distinctive features include rare box woods, 'hanging' woods on steep slopes and rare yew woods, including Hartslock Wood SAC.*
- *Pre-18th-century fields defined by ancient, often sinuous hedged boundaries are scattered throughout, including co-axial fields. Parliamentary enclosure fields are limited. Large modern fields, usually with ancient boundaries, cover the better agricultural land, most notably in the north-east.*
- *Remnants of various historic land use types can combine rich and diverse habitats and archaeology. Many key places are publicly accessible, including Registered Parks and Gardens, historic downland and common land. Traditional flood plain landscapes and orchards are the most restricted in extent. Historic routeways, hedged boundaries and watercourses provide connectivity.*
- *Historic downland preserves prehistoric archaeology and supports high numbers of rare and scarce chalk grassland vascular plants, mosses and liverworts. Diversity is enhanced by a mosaic of chalk grassland, scrub and woodland, with Hartslock Wood SAC being one example.*

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- *Species strongly associated with the Chilterns include the red kite, pasque flower, stag beetle, Chiltern gentian, shepherd's needle, chalkhill blue butterfly and native box. Aston Rowant SAC protects an internationally important juniper scrub population. Farmland birds and deer are a feature of the wider countryside.*
 - *Nucleated settlements of medieval origin and land farmed since prehistory are found alongside watercourses and springs in the through-valleys and at the foot of the scarp. Elsewhere, dispersed farmsteads dating from the medieval period and mid-19th-century development around commons are characteristic of the plateau.*
 - *The River Thames and its flood plain mark a distinctive area in the south. The river is a focus for settlement, abstraction and recreation.*
 - *Major transport routes, including motorways, radiate from adjacent Greater London, associated with significant 20th-century development and extensive urban fringe areas.*
 - *Brick and flint are the dominant traditional building materials, with Totternhoe Stone (clunch) being less common, but still a distinctive.*
 - *Numerous parkland landscapes define large, historic estates. Designs by Humphry Repton and Lancelot 'Capability' Brown are represented, and the houses, follies and wooded features provide local landmarks.*
 - *Extensive rights of way, commons, open access downland, woodland and some parklands provide access to the countryside. The Thames Path, the Ridgeway and the Grand Union Canal are high-profile recreation routes; locally promoted routes include the Chilterns Cycleway. Private leisure land uses, including golf courses and horse paddocks, are common near urban centres.'*

North Herts Landscape Study (Character, Sensitivity and Capacity) - (2011; extracts contained in Appendix A6)

- 3.9 The North Herts Landscape Study (Character, Sensitivity and Capacity) document is based on the original Landscape Character Assessment work carried out by Babtie in 2004 and the subsequent Sensitivity and Capacity work carried out by The Landscape Partnership in 2011.
- 3.10 The Site is located within Area 218: Pirton Lowlands. The key characteristics of Area 218 are:
- *'Large scale open flat farmland landscape.*
 - *Arable production.*
 - *Remnant hedgerows.*
 - *Woodland shelter around settlements.'*
- 3.11 Landscape character sensitivities for the Area, as set out in the study, include:

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- A low lying, flat, large scale rural character area, approximately half of which is outside the district boundary.
 - Settlements are generally small and nucleated in pattern, characterised by vernacular materials. The character area would be vulnerable to inappropriate or unsympathetic development and any proposals that are not in scale with the existing settlements.
 - There is very little woodland cover except shelterbelts adjacent to settlements, which create a balance in the landscape for the built form. The area would be vulnerable to the removal of the shelterbelts.
 - The character area consists mainly of large-scale arable fields with fragmented remnant hedgerows as boundary vegetation. Many hedgerows have been removed and this has degraded the landscape. The area would be vulnerable to the removal of hedgerows and boundary vegetation.
 - The larger roads such as the A600 are detractors in the area, which are associated with linear developments. These features dilute the character of the area.
 - The character area includes some historic features such as a preserved Motte and Bailey castle at Toot Hill, a medieval moated site and scheduled ancient monuments. These features could be at risk from development pressure and inconsistent management.
 - Pirton Lowlands characteristics creates a strong contrasting relationship with the neighbouring scarp slope, which should be preserved.
 - Relatively good public access through several rights of way including the John Bunyan Trail and the Icknield Way.
 - A small part of the area is within the Chilterns AONB.

3.12 The study notes that overall, the Pirton Lowlands are considered to be of moderate to low sensitivity. The low lying, flat large arable fields, vegetated water courses and areas of parkland character create a quiet rural character. However there has been some degradation due to loss of hedgerows and field patterns and the busy main roads.

3.13 In terms of visual sensitivities, the study notes the following:

- Expansive views are possible throughout the character area.
- The character area consists of significant views towards the neighbouring chalk scarp.
- The small shelterbelts break up the views across the landscape and create a sense of enclosure around the settlements.
- Shillington and Hexton Manor form local landmarks.

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- 3.14 The study assessed the Pirton Lowlands as being of moderate visual sensitivity, noting that views within the character area and towards the neighbouring chalk scarp are relatively open and would be sensitive to the introduction of urbanising features.
- 3.15 Overall, the study concludes that the Area is of low landscape value, noting that aspects of particular value within Pirton Lowlands are the relative lack of incongruous elements and remote character with expansive views. However, the influence of human activity is very noticeable within the Character Area and there is a lack of a distinctive sense of place.
- 3.16 The study assessed the capacity of the Area to accommodate small urban extensions (under 5ha) as low, due to its rural character. The capacity for large urban extensions (over 5ha) was also found to be low.
- 3.17 The condition of the Area is assessed as poor within the study, and the robustness is weak. The resultant strategy and guideline for managing change within the Area is 'reconstruct', which includes the following:
- *'Promote planting of new woodland to encourage a diverse woodland flora especially in relation to sub-urban fringe areas.*
 - *For existing woodlands, encourage diverse woodland management practice and replanting of conifer plantations with new deciduous woodlands.*
 - *Promote the creation of buffer-zones between intensive arable production and areas of semi-natural habitat and the creation of links between habitat areas.*
 - *Promote hedgerow restoration along the lines of historic field boundaries and for the creation of visual links between existing woodland areas.*
 - *Promote the use of traditional field hedges in place of post and wire enclosures to new grazing areas.*
 - *Protect and preserve the pattern of narrow winding lanes and associated hedge banks, sunken lanes, verges and hedges.*
 - *Promote the diversity of hedgerow species and the planting of standard hedgerow trees.*
 - *Maintain and extend the rights of way network.*
 - *Encourage the development of unimproved species-rich grassland habitats.*
 - *Promote the creation of new ponds and the retention of existing ponds for wildlife.*
 - *Encourage the planting of shelter belts.*
 - *Encourage the planting of trees and other appropriate vegetation along watercourses.'*
- 3.18 Built development guidelines for the Area are:
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- *'Conserve the traditional character of the settlements, ensuring that any development located on the edge of or within the villages uses appropriate vernacular materials and features to avoid inappropriate visual intrusion.*
 - *Protect and preserve the pattern of rural lanes and associated hedgerows.*
 - *Encourage the planting of appropriate broadleaved woodland and vegetation to screen new development that could intrude in panoramic rural views.*
 - *Retain the rural character of Pirton Lowlands, ensuring that any new development is appropriately sited and of a scale, form and style appropriate to the Character Area.*
 - *Avoid the location of new development in visually intrusive locations.*
 - *Ensure that new development does not necessitate the removal of existing woodland blocks or the loss of surviving species-rich grassland habitats and ancient hedgerows.*
 - *Ensure that lighting associated with new development does not create additional urbanising influences on the character Area.*
 - *Conserve the open chalk landscape with its expansive views protecting the landscape from inappropriate land uses, structures and built development which would conflict with openness.'*

Designations and Heritage Assets (Plan in Appendix A4)

- 3.19 The Site and surroundings are not covered by any statutory or non-statutory designations for landscape or heritage quality or value.
- 3.20 Pirton Conservation Area is located approximately 100m to the west of the Site. The Chilterns National Landscape sits 600m to the south west of the Site. There is Oughtonhead Common Local Nature Reserve approximately 1.8km to the south east, and Knocking Hoe National Nature Reserve approximately 2.1km to the south west.
- 3.21 Toot Hill Motte and Bailey Castle and Shrunken Medieval Village at Pirton Scheduled Monument is located 350m to the west, whilst the Anglo-Saxon settlement, and probable prehistoric ring ditches, west of Pirton village Scheduled Monument are approximately 750m to the west of the Site. Moated site and associated enclosure at Rectory Farm Scheduled Monument is located 900m to the west of the Site.
- 3.22 There is a large number of Listed Buildings within the village of Pirton (approximately 40), with the most notable being Grade I Listed Church of St Mary. The nearest Listed Building is located approximately 220m to the west of the Site. There are 10 Listed Buildings in Holwell, to the north east of the Site, with the closest one being The Moat House, Grade II, 1km from the Site.

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- 3.23 Hexton Manor Registered Park and Garden is located to the west of the Site, beyond Pirton village, approximately 3.6km away from the Site.
- 3.24 Tingley Wood Ancient and Semi-Natural Woodland is located to the south west beyond the Pirton built up area and 1.5km away from the Site.

Tree Preservation Orders

- 3.25 We are not aware of any Tree Preservation Orders on the Site, and none were identified during previous applications on the Site.

Public Rights of Way

- 3.26 There are no public rights of way on Site, and it is not publicly accessible.
- 3.27 Bridleway Pirton 021 runs along the southern Site boundary, linking Pirton to Ickleford which lies around 2.4km east. This path is also known as Hambridge Way, and it forms part of the Icknield Way Trail long distance walking route. Public footpath 13 leads south from the Site towards Public Footpath 5 which runs east-west a short distance south of the Site.
- 3.28 A recently built recreational footway adjoins the Site to the west, linking Holwell Road in the north with Hambridge Way in the south. This path is hard surfaced along its length.
- 3.29 The plans in **Appendix A1** and **A4** show further public rights of way near the Site.

4. SITE DESCRIPTION AND VISIBILITY

Site Description

- 4.1 The Site comprises a single grassland field, extending to around 6.65ha. It adjoins the junction of Holwell Road and Drovers Way in the north west, where a post and wire fence marks the boundary. The northern Site boundary is formed by a managed hedgerow, around 2-3m high, with intermittent trees, mostly ash and sycamore.
- 4.2 The eastern Site boundary is formed by an approximately 8m high outgrown hedgerow, comprising a wide range of native species.
- 4.3 The southern Site boundary comprises a ditch and a gappy hedgerow, with scrub and a field access gate located within gaps in the roughly 5m high hedgerow.
- 4.4 The south western Site boundary is formed along the hard surfaced recreational path, while the northern two thirds of the western Site boundary is formed by an approximately 7m high outgrown species-rich hedgerow.

Topography

- 4.5 The Site is relatively level, falling very gently from around 67m Above Ordnance Datum ('AOD') in the west to around 65.5m AOD in the east.
- 4.6 The land east of the Site fall and then rises gently to a high point around 70m AOD at Holwell to the north east, and near Mill Way to the south east. To the south, the land remains relatively level up to Hitchin Road, from where it rises up steeply south westwards into the Chilterns, to high hills at Tingley Wood (140m AOD) and Hanginghill Plantation (136m AOD).
- 4.7 West of the Site within Pirton, the land rises slightly, before falling again slightly within the west of the village. Land north of the Site falls gently towards Holwell, before rising again more steeply to that village.

Visibility

- 4.8 An assessment of the visibility of the Site was undertaken, and a series of representative photographs were taken from public vantage points, rights of way and public highways. The viewpoints are shown on the plans in **Appendix A1** and **A2**, and the photographs are contained in **Appendix A3**.

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- 4.9 Views into the Site are available from the immediate surroundings, but longer distance views are limited to the Site's boundary vegetation. The key views of the Site are described below and in the tables contained in **Appendix A8**.

Near distance views

- 4.10 There is a framed view into the Site from the junction of Holwell Road and Drovers Way at the north western corner of the Site, through a gap in the field boundary vegetation (photograph 8). The view becomes narrower from further west along Holwell Road (photograph 9).
- 4.11 There are filtered winter views, and heavily filtered summer views of the Site through the intervening hedgerow, from the recreational path adjoining the Site to the west, with views opening up from the southern part of this path where there is no intervening vegetation (photographs 1 and 34).
- 4.12 There are partial, framed, filtered winter views into the Site along the Coopers Elms and the other cul-de-sacs leading east off Drovers Way, through the intervening hedgerow (photographs 6 and 7). Summer views will be very heavily filtered.
- 4.13 The Site is visible from the area of open space to the south of Drovers Way, adjacent to the south west of the Site (photograph 1).
- 4.14 There are partial views of the Site from the houses to the south west of it along the southern parts of Drovers Way and Strawplaiters Green (as seen in photographs 2 and 3). Some views are filtered by the intervening vegetation within the public open space, but other properties have open views. The houses further north along Drovers Way have filtered views of the Site through the intervening hedgerow, with summer views expected to be heavily filtered.
- 4.15 There are partial views of the Site through gaps in the intervening vegetation, from bridleway 021 which bounds it to the south (photographs 3, 35, 36 and as seen in photograph 5). During the summer, these views will be heavily filtered. The existing houses west of the Site are already visible from the bridleway further to the west, and the houses further west are partially visible through gaps in the hedge, although views are mostly aligned along the path (photographs 12a and 12b).
- 4.16 In near distance views from the bridleway to the south east of the Site, the Site is partially visible through the intervening boundary vegetation in filtered winter views, with the existing houses west of the visible in filtered views in the background (photograph 13). Summer views will be screened by the intervening vegetation. From the middle distance along this bridleway east of the Site, views of the Site are most often screened by the intervening vegetation (photograph 14).
- 4.17 Views from public footpath 13 south of the Site are prevented by the intervening vegetation along bridleway 021 (photograph 33). From public footpath 5 further south of the Site, there are limited

opportunities for views of the Site through gaps in the intervening vegetation (photograph 37). Views from public footpath 5 become screened by the intervening vegetation along Hambridge Way from further east, as well as the hedgerow which adjoins that path.

- 4.18 There are views of the Site over the intervening vegetation from the house which bounds it to the north, and filtered winter views from its garden (as seen in photographs 2 and 3).
- 4.19 From Holwell Road in the near distance north of the Site, views of the Site are prevented by the intervening vegetation adjacent to the property which bounds the Site to the north, as well as a further hedgerow to the north of this property (photographs 10 and 11).

Middle and long distance views

- 4.20 Middle and long distance views from the west are prevented by the intervening built development.
- 4.21 There are views towards the Site from the rights of way along the high ground south west of Pirton, within the Chilterns National Landscape. In these views, the village of Pirton is visible in the middle ground, however, the Site is mostly screened by the intervening houses and trees within the village (photographs 28, 29, 31, 32). The Site is just visible to the east of the houses on Drifters Way in views from the highest parts of footpath 7, to the north of Hanginghill Plantation (photograph 30).
- 4.22 Views from Hitchin Road south of the Site are prevented by the hedgerow along the road. From bridleway 27 which lies along the north eastern side of Hitchin Road, there are views towards the Site. In views from the northern part of this bridleway, the village of Pirton is mostly screened by the intervening vegetation, although the recreation ground is visible (photograph 27). From further south east along the path where it lies on higher ground, the village of Pirton is partially visible amongst the trees which surround it, over the intervening fields. As the viewer moves eastwards along the path, the Site comes into view from behind the intervening vegetation. From the high point within the landscape at the junction of bridleway 27 and 28 at Punch's Cross, and from a section of the bridleway 28 west of Hitchin Road (within the Chilterns National Landscape), the interior of the Site is partially visible over the intervening fields and vegetation, visible through gaps in the vegetation on and near to the southern Site boundary (photograph 38). The existing houses west of the Site are partially visible next to the Site in these views, with the house north of the Site visible behind it (photograph 26). From higher up along bridleway 28, the Site and village become screened by the intervening ridge.
- 4.23 Views from the eastern parts of bridleway 28 become screened by the intervening copses north of the path, and from the eastern parts of the route, the intervening vegetation and landform prevent views of the Site. Views from the eastern end of public footpath 5 are prevented by the intervening topography, and views from Mill Lane are prevented by the vegetation alongside the route and that at Hambridge Way.

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- 4.24 In middle distance views from the east from Hambridge Way (bridleway 021), the Site's eastern boundary vegetation is visible in limited instances, where there are larger gaps along the vegetation bounding the bridleway (photographs 14, 15). The existing houses west of the Site are visible behind it in filtered views. Views towards the Site become screened by intervening vegetation and due to the topography, from a short distance beyond its junction with Mill Way (photographs 17 and 18). Similarly, views from the A600 further east are prevented by a combination of intervening topography, vegetation, and built form along the road (photograph 19).
- 4.25 In views from public footpath 6 which leads north from Hambridge Way towards Holwell, the existing settlement is partially visible behind the Site, seen where there are gaps in the intervening vegetation (photograph 20). Summer views are likely to be mostly screened. From further north along this footpath, adjacent to the former workings, the path runs within a hedged corridor, with most views towards Pirton and the Site prevented by the intervening vegetation, although there may be very heavily filtered winter views (photograph 21). Beyond the former workings to the north, the footpath crosses open land on the high point south of Holwell. In views from here, the settlement of Pirton is visible in the middle to long distance beyond the intervening fields, with the houses west of the Site partially visible over the intervening vegetation (photographs 22 and 23). The Site's eastern boundary vegetation is visible in these views.
- 4.26 Views from Holwell, including from Waterloo Lane are prevented as the land falls away towards Holwell, and due to the vegetation south of Waterloo Lane as well as the intervening properties.
- 4.27 From the long distance to the north along Holwell Road, the Site's eastern boundary vegetation is partially visible from a section of the road, seen behind the intervening vegetation north of the Site (photograph 24). The tops of the houses in Pirton are just evident over the intervening ridge in these views. Middle distance views from Holwell Road to the north of the Site are prevented by the intervening ridge, with the houses within the north of Pirton becoming more visible from the ridge at New Wrights Farm (photograph 25). It is expected that the village will remain screened during the summer from here, and only become visible from further south along Holwell Road. In views from this part of the road, the Site is screened by the intervening vegetation to the north of the property which bounds the Site to its north, with the house north of the Site partially visible in filtered views. The Site remains screened by the intervening property and associated vegetation from further south along Holwell Road (photographs 10 and 11).

Landscape Quality, Value and Sensitivity

- 4.28 The Site is not covered by any statutory or non-statutory designations for landscape or heritage quality or value. It comprises an ordinary grassland field, adjoining modern village housing, and bound by straight outgrown hedgerows. It is contained to the north by a further residential property. The Site is of medium landscape quality.

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- 4.29 The Site has no particular conservation value, although there may be buried archaeology of interest. There is no public access to the Site, although it is adjoined by a recreational footway and an area of public open space, as well as a bridleway. The vegetation on the Site is contained to the boundaries, and not of particular quality or value. There are no features of the Site which are particularly representative of specific landscape elements or qualities, and it is not particularly scenic. It is not wild or tranquil, and we are not aware of any associations with the Site which would elevate its value. The Site, and the village of Pirton, lie within the vicinity of the Chilterns National Landscape, but considering the distance from the Site to the National Landscape, as well as the intervening vegetation and the fact that the Site adjoins the existing settlement, we do not consider that the Site is of increased landscape value due to its proximity to the National Landscape. Overall, the Site is of medium landscape value.
- 4.30 The Site, being level and grassland, and adjoining houses to two sides, has a very good ability to accommodate residential development, with the hedgerow on the eastern boundary and the bridleway to the south forming clear edges to proposed development at the Site. Overall, the Site is assessed as being of medium landscape sensitivity.
- 4.31 The adjoining housing west and north of the Site is ordinary in character and not of particular landscape or heritage value, although much of the wider village lies within a Conservation Area and is therefore of higher value. There are several Scheduled Monuments in the wider area around the village, which are also of higher value. The landscape north and east of the Site, and that to the south in the near and middle distance, is ordinary in character and quality, and include several public rights of way. The landscape beyond Hitchin Road to the south lies within the Chilterns National Landscape, and is therefore of very high value.
- 4.32 Overall, the landscape/townscape immediately around the Site is of medium value and sensitivity, with the wider landscape and townscape ranging from medium value and sensitivity to very high value and sensitivity.

5. LANDSCAPE AND VISUAL EFFECTS

The Proposed Development

- 5.1 Full details of the proposed development are set out within the submitted Design and Access Statement ('DAS'). The proposals, which are in outline with all matters reserved except for access, are for up to 130 dwellings and associated open space and infrastructure. As illustrated on the Illustrative Landscape Strategy Plan in **Appendix A7**, key elements of the proposals include:
- Access to be provided via the extension of Coopers Elms, requiring the removal of a section of hedgerow along the western Site boundary;
 - Green corridors of open space maintained along the west, north and east of the Site, with a larger area of public open space retained in the south;
 - New houses proposed to be up to 2.5 storeys in the centre of the development, and up to 2 storeys on the edges;
 - The existing boundary vegetation is to be retained, and enhanced with additional thicket, hedgerow and tree planting to strengthen the Site boundaries to create a robust settlement edge and to limit views of the new homes;
 - New planting within the south and south east of the Site to filter views from the bridleway, as well as from the long distance to the south east;
 - New sustainable drainage swales and basins to be incorporated within the east and south of the development, to be planted with wildflowers and suitable marginal vegetation;
 - The provision of a recreational walking route around the new homes within the green corridors, to link to the existing road and path network; and
 - A pump station is proposed within the north east of the Site.
- 5.2 Below, we consider the effect of the proposed development on the landscape and visual character of the area.

Relationship to Settlement

- 5.3 The Site is well related to the adjacent settlement, being bound by recent housing development along its western boundary. To the south, it is, similar to the adjoining development, bound by the bridleway which provides walking routes into the village centre. A further residential property with a large plot bounds the full extent of the northern Site boundary. The Site is therefore experienced within a residential setting.
- 5.4 To the east, the edge of the development will be clearly marked by the existing outgrown boundary hedgerow, which will be strengthened with further thicket and tree planting. A green corridor of open space will also be created along this boundary, and will therefore provide an appropriate, soft transition between the settlement edge and the countryside beyond. The new homes will front onto this green corridor to create an attractive, outward facing settlement edge.
- 5.5 There will be a small eastwards extension of the settlement in the countryside, but it will be contained by the existing hedgerow boundary. In terms of the natural evolution and expansion of the settlement, it is unlikely that further development would occur to the east of the Site, due to the fact that the adjoining field is very large, and there is no natural boundary feature which would contain a development which would be of an appropriate size in relation to the village. Therefore, it is likely that the development at the Site will serve as a long-term edge to the settlement in this location.

Landscape Features

- 5.6 A short section of hedgerow on the west of the Site will require removal to allow the vehicular access to be created into the Site off Coopers Elms. The remaining structural vegetation on the Site boundaries will be retained and managed. In addition, as shown on the Landscape Strategy Plan, much new native structural planting is proposed within the north, east and south of the Site, which will increase the diversity of the structural vegetation on the Site. New areas of wildflower meadows, as well as areas of marginal planting within the drainage basins and swales, will further enhance the character and species diversity of the open spaces, and provide habitat.
- 5.7 The existing hedgerow along the southern boundary will be strengthened and gapped up with new planting, to create a firm edge to the development, and mitigate views of the new houses from the path. It is proposed to retain some areas of lower vegetation along this boundary, in order to allow glimpsed views of the new homes, and views out from the development, thereby integrating the development with its surrounding context, as opposed to closing it off and creating a separate enclave of houses.
- 5.8 Much new tree planting will be incorporated in the south east of the development, to visually assimilate the development into the existing settlement (which is similarly partially visible amongst

the vegetation within and around the village), especially in views from the higher ground to the south east.

Public Rights of Way

- 5.9 No public rights of way would be directly affected. The development would connect to the bridleway to the south via the recreational path on the western edge of the Site, which will allow access to the centre of the village. It will also connect to the residential development to the west via Coopers Elms.
- 5.10 A recreational route will be created around the new homes, leading through the green corridors on the edges of the development, thereby enhancing opportunities for recreational walking in the area.

Visual Effects

- 5.11 As set out in Section 4, views into the Site are limited by the dense vegetation around it, as well as the adjoining houses. The visual changes are described below, and the effects are assessed in the tables in **Appendix A8**.

Near distance views

- 5.12 The new homes will be partially visible in filtered views from the junction of Holwell Road and Drovers Way, seen through the new intervening vegetation within the north west of the Site. The houses will be seen within the context of the existing houses which adjoin the Site to the west and north, and will not appear out of character in these views. From further west along Holwell Road, views of the development will become more limited.
- 5.13 The new houses within the Site will be partially visible in the winter through the intervening hedgerow and proposed vegetation, from the recreational route west of the Site. During the summer, views of the new homes will be heavily screened from here. From the southern part of this path, there will be open views of the new homes within the Site, similar to those currently available towards the houses west of the Site. Views will become filtered in time by the proposed tree and shrub planting within the open space in the south of the development. Views from the cul-de-sacs west of the Site will be similar to those from the recreational path, although there will be framed views along the new access road into the development, along Coopers Elms. Views from the houses west of the Site will also be similar to those from the path, although views from the houses south west of the Site will additionally be filtered by the vegetation within the existing open space west of the Site.
- 5.14 The new homes will be partially visible from bridleway 021 along the south of the Site, through gaps in the intervening boundary hedgerow. As the proposed planting within the south of the Site matures, the views will become filtered in winter, and screened or heavily filtered in the summer. The new homes will be seen within the context of the existing houses to the west, which are also visible from parts of the bridleway, and will therefore not appear out of character or incongruous. The new homes

have been set back from the path behind an area of open space, which allows for sufficient planting to be incorporated to create an appropriate visual set-back and allow filtration of views by intervening new tree planting. We would note that views into the Site from the bridleway are only available currently due to the gappy nature of the boundary hedge, and that where visible, the Site appears as an ordinary grassed field adjacent to the edge of the settlement. This is not a particularly valuable view, especially considering the range and quality of views from further east along this bridleway. From further east along the bridleway in the middle distance, the proposed development will become screened by the vegetation along the path.

- 5.15 From west of the Site along the bridleway, the houses will mostly be screened by the intervening vegetation and built form north of the bridleway.
- 5.16 From east of the Site in the near distance along the bridleway, the new development will be partially visible in filtered views through the intervening Site boundary vegetation in the winter, although summer views will become screened due to the existing and proposed planting. The existing houses west of the Site are already partially visible, and the overall character of the view will therefore not change, although the houses will now be closer to the viewer.
- 5.17 The tops of the new homes will be partially visible from parts of public footpaths 5 and 13 south of the Site, through some gaps in the intervening vegetation. As the proposed planting within the Site matures, the views will become heavily filtered in winter and screened in summer.
- 5.18 The proposed development will be partially visible from the house and garden which adjoins it to the north. As the proposed planting within the north of the development matures, these views will reduce.
- 5.19 Near distance views from Holwell Road north of the Site will be prevented by the intervening vegetation north of the Site.

Middle and long distance views

- 5.20 Views of the proposed development will be very limited from the higher ground south west of the Site within the Chilterns National Landscape, north of Hanginghall Plantation. Where the development is visible, it would only be the rooftops which are evident over the intervening vegetation, and these will be seen behind, and within the context of the existing settlement which is similarly partially visible.
- 5.21 In views from the western part of bridleway 27 along the north of Hitchin Road, there may be heavily filtered views of limited sections of the roofs of the development, over the intervening vegetation, but summer views will be screened. As the viewer moves further east on bridleway 27 and for a section of bridleway 28, and higher up the hill on bridleway 28 (within the Chilterns National Landscape), more of the roofscape of the development will become partially visible in filtered views through the intervening vegetation near the Site, however, the development will be seen in front of, and replace

views of, the existing roofscape to the west, which is already visible in similarly filtered views. As the proposed planting in the south and west of the Site matures, the development will become more filtered in the winter and screened in the summer.

- 5.22 In middle distance views from the east along Hambridge Way, the tops of the proposed development will be partially visible in filtered views through the intervening boundary vegetation, in limited instances where there are gaps in the vegetation along the bridleway. In these views, the existing houses behind (west) of the Site are already partially visible, and the development will therefore replace views of these, and will also not appear out of character within the view. Summer views will be screened by the intervening vegetation.
- 5.23 There will be limited, partial views of the tops of the proposed development, seen through the intervening vegetation, from the southern parts of public footpath 6 in the middle to long distance east of the Site. These will be seen within the context of, and in front of the existing houses west of the Site which are already partially visible in these views. Summer views will be screened by the intervening vegetation.
- 5.24 From the northern section of this footpath, the higher parts of the proposed houses will again be visible over the intervening vegetation, seen in front of the existing houses west of the Site which are also partially visible in these views. The character of the view will therefore not change and the proposed development will not appear out of character.
- 5.25 Views from Holwell and Waterloo Lane will remain screened due to the intervening topography.
- 5.26 The tops of the proposed development may be visible during the winter months over the intervening vegetation north of the Site, in middle distance views from Holwell Road to the north. In middle distance views, the existing settlement is already visible during the winter, and the additional development at the Site will be seen within that context. During the summer, the new homes will be screened in these views.
- 5.27 The tops of the houses will just be visible over the intervening vegetation north of the Site, and east along the Site boundary, in the long distance from Holwell Road to the north, but they will become screened by the intervening vegetation north of the Site as the traveller continues southwards, due to the alignment of the road. As the proposed planting in the east of the Site matures, these views will become heavily filtered in the winter and screened in the summer.

Landscape Character Effects

- 5.28 The character of the Site will change from a grassland field to a residential development with associated open space and infrastructure. The vast majority of boundary vegetation will be retained,

strengthened with new planting, and managed to ensure its longevity and health. Only a short section of hedgerow in the west requires removal to facilitate the access. The proposed development includes new areas of native tree and thicket planting, as well as areas of wildflower meadows and water-tolerant planting within the SuDS. It also includes new recreational walking routes, street trees, and areas of amenity grass to complement the existing public open space south west of the Site. While the effects are assessed as adverse due to the loss of the open field, this does not mean that the development will be inappropriate or unattractive. Instead, as set out within the Design and Access Statement, the new homes and spaces will be designed to reflect the vernacular of the area, and to create an appropriate transition between the settlement and the adjoining countryside.

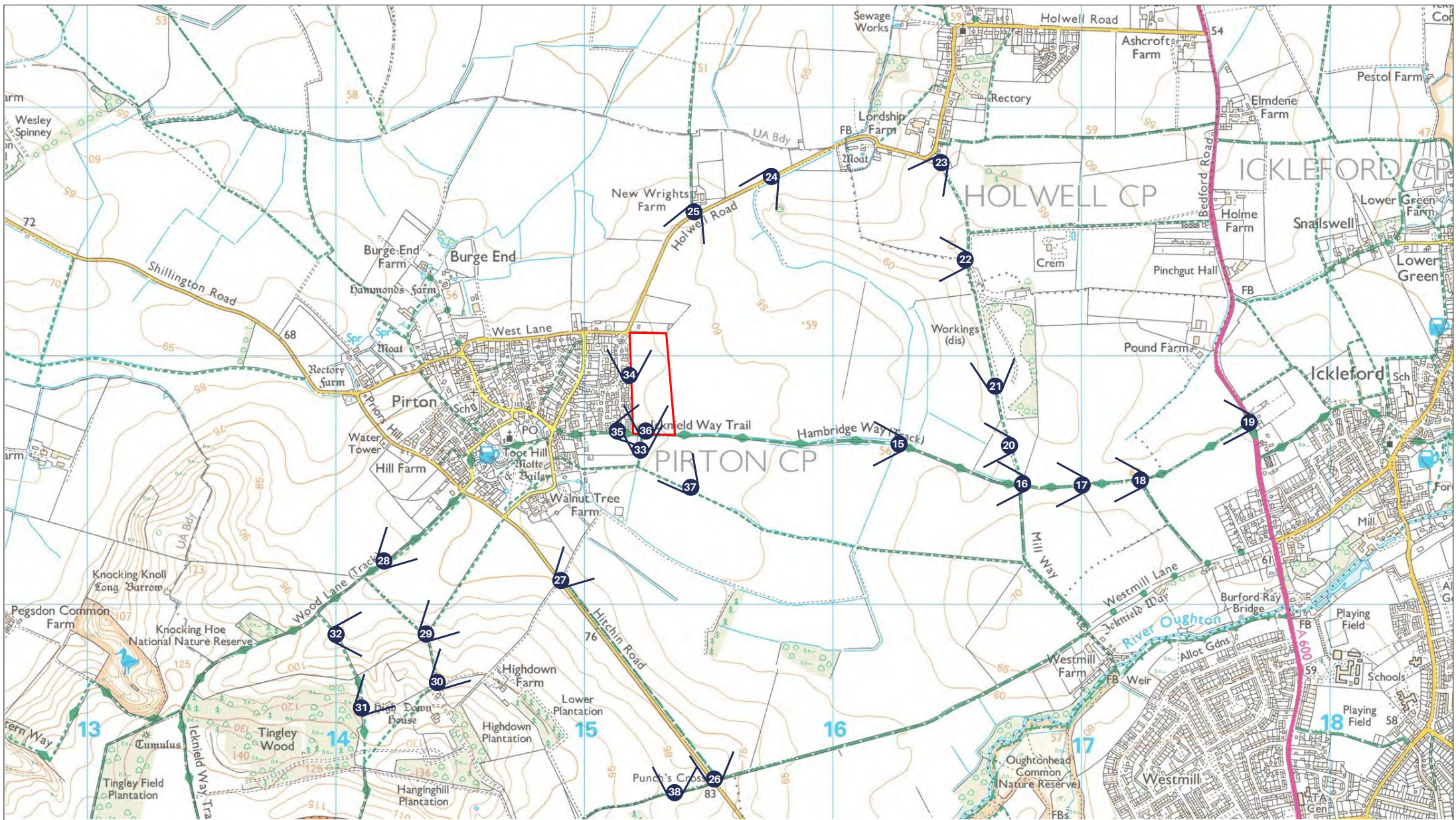
- 5.29 The proposed development will be well related to the existing settlement and settlement form, with housing extending one field eastwards. The development will be bound by the existing property to the north, and similar to the development to the west, it will be bound by the bridleway. The layout and landscaping of the proposed development maintains a large area of open space in the south of the Site to create an appropriate area for new planting along the north of the bridleway, to fill in some of the gaps within the field boundary here. The eastern edge of the development will also include a green corridor with the new homes facing onto it, in order to create an appropriate transition between the built settlement and the countryside beyond. The new planting will aid in assimilating the proposed development into its immediate setting, and as the planting matures and the new homes become assimilated, the effect on the character of the landscape/townscape adjoining the Site will reduce.
- 5.30 While the landscape and townscape in the wider area beyond the Site includes areas of higher value and sensitivity, the effects of the proposed development beyond its immediate surroundings will be relatively localised. Due to the well-contained nature of the development and its location adjacent to the existing modern edge of the village, there will be no material effects on the landscape character of the Chilterns National Landscape as a result of the proposed development, nor on its setting. While the development will initially be visible in limited views from within the National Landscape, the new homes will become assimilated into the adjoining village as the development embeds and the proposed planting matures, and by year 15, there will be no material visual effects on views from the National Landscape. Where the development is visible from the Chilterns, it would be perceived as a natural and coherent part of the settlement.
- 5.31 Overall, there is no landscape or visual reason why development at the Site would be unacceptable, and the Site is capable of being developed in line with the proposals.

6. CONCLUSION

- 6.1 Icen Projects has been instructed by Gladman Developments Ltd to undertake a Landscape and Visual Impact Assessment in relation to the outline planning application for the proposed residential development at Land East of Pirton.
- 6.2 The proposals are for up to 130 dwellings and associated infrastructure and open space, with access off Drovers Way via the extension of Coopers Elms. Access is applied for in detail, with all other matters reserved.
- 6.3 The Site lies on the eastern edge of the village of Pirton, within North Hertfordshire. The Site extends to 6.65ha and comprises a single grassed field. The Site is bound to the west by the recent residential development along Drovers Way and Strawplaiters Green, south of Holwell Road. The settlement of Pirton extends west and south westwards beyond, with much of the settlement covered by a Conservation Area, and also including several Scheduled Monuments. To the south west of Pirton and Hitchin Road lies the Chilterns National Landscape, located on rising ground.
- 6.4 An assessment of the visibility of the Site was undertaken, and a series of representative photographs were taken from public vantage points, rights of way and public highways. Views into the Site are available from the immediate surroundings, but longer distance views are limited to the Site's boundary vegetation.
- 6.5 The Site is assessed as being of medium landscape value and sensitivity. The landscape/townscape immediately around the Site is also of medium value and sensitivity, with the wider landscape and townscape ranging from medium value and sensitivity to very high value and sensitivity.
- 6.6 The character of the Site will change from a grassland field to a residential development with associated open space and infrastructure. The vast majority of boundary vegetation will be retained, strengthened with new planting, and managed to ensure its longevity and health. Only a short section of hedgerow in the west requires removal to facilitate the access. The proposed development includes new areas of native tree and thicket planting, as well as areas of wildflower meadows and water-tolerant planting within the SuDS. It also includes new recreational walking routes, street trees, and areas of amenity grass to complement the existing public open space south west of the Site. While the effects are assessed as adverse due to the loss of the open field, this does not mean that the development will be inappropriate or unattractive. Instead, as set out within the Design and Access Statement, the new homes and spaces will be designed to reflect the vernacular of the area, and to create an appropriate transition between the settlement and the adjoining countryside.

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- 6.7 The proposed development will be well related to the existing settlement and settlement form, with housing extending one field eastwards. The layout and landscaping of the proposed development maintains a large area of open space in the south of the Site to create an appropriate area for new planting along the north of the bridleway, to fill in some of the gaps within the field boundary here. The eastern edge of the development will also include a green corridor with the new homes facing onto it, in order to create an appropriate transition between the built settlement and the countryside beyond. The new planting will aid in assimilating the proposed development into its immediate setting, and as the planting matures and the new homes become assimilated, the effect on the character of the landscape/townscape adjoining the Site will reduce.
- 6.8 While the landscape and townscape in the wider area beyond the Site includes areas of higher value and sensitivity, the effects of the proposed development beyond its immediate surroundings will be relatively localised. Due to the well-contained nature of the development and its location adjacent to the existing modern edge of the village, there will be no material effects on the landscape character of the Chilterns National Landscape as a result of the proposed development, nor on its setting. While the development will initially be visible in limited views from within the National Landscape, the new homes will become assimilated into the adjoining village as the development embeds and the proposed planting matures, and by year 15, there will be no material visual effects on views from the National Landscape. Where the development is visible from the Chilterns, it would be perceived as a natural and coherent part of the settlement.
- 6.9 Overall, there is no landscape or visual reason why development at the Site would be unacceptable, and the Site is capable of being developed in line with the proposals.

A1. SITE LOCATION PLAN



- Site Boundary
- Public Footpath
- Bridleway
- ... Cycleway
- 0 Photograph number and direction of view



ICENI PROJECTS LIMITED
Da Vinci House 44 Saffron Hill
London, EC1N 8FH



PROJECT **Land East of Pirton**
DRAWING **Site Location Plan**
CLIENT **Gladman Developments Ltd**

SCALE @ A4	Not to Scale	DRAWING NO.	I000691-DL01
DRAWN BY	GH	REV	-
CHECKED BY	SG	DATE	February 2025

ICENI PROJECTS ACCEPTS NO RESPONSIBILITY FOR ANY UNAUTHORISED AMENDMENTS TO THIS DRAWING.
ONLY FIGURED DIMENSIONS ARE TO BE WORKED TO.

A2. AERIAL PHOTOGRAPH



— Site Boundary

 Photograph number and direction of view



ICENI PROJECTS LIMITED
Da Vinci House 44 Saffron Hill
London, EC1N 8FH



PROJECT **Land East of Pirton**

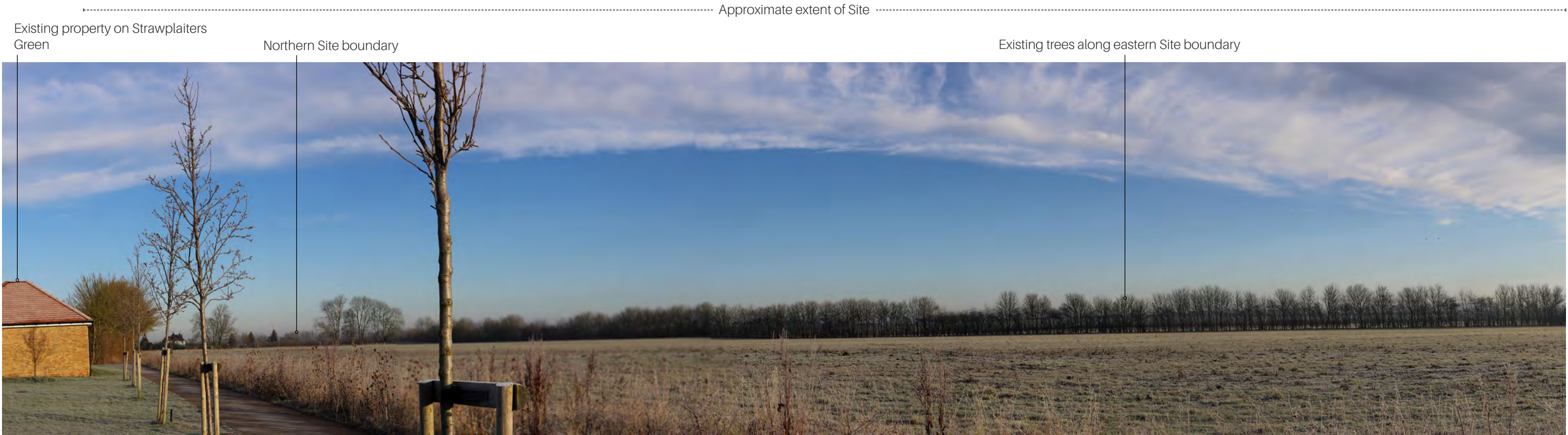
DRAWING **Aerial Photograph**

CLIENT **Gladman Developments Ltd**

SCALE @ A4	Not to Scale	DRAWING NO.	I000691-DL02
DRAWN BY	GH	REV	-
CHECKED BY	SG	DATE	February 2025

ICENI PROJECTS ACCEPTS NO RESPONSIBILITY FOR ANY UNAUTHORISED AMENDMENTS TO THIS DRAWING.
ONLY FIGURED DIMENSIONS ARE TO BE WORKED TO.

A3. PHOTOGRAPHS

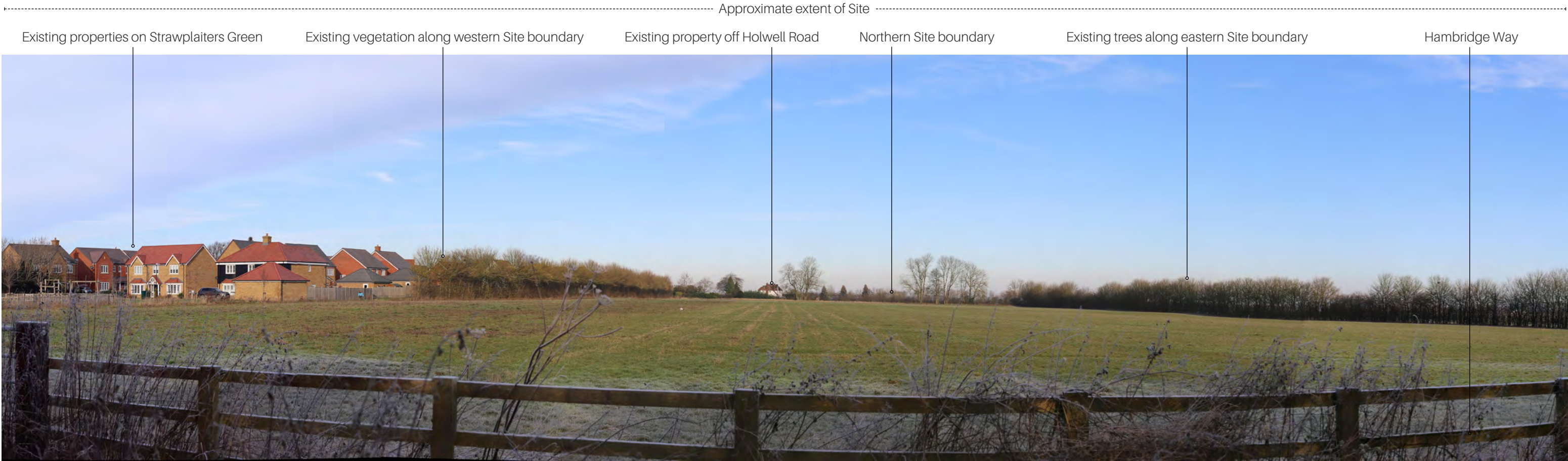


Photograph 1 View north east from within south western corner of Site

Visualisation type 1
Cylindrical projections
48% @ A3, 96% @ A1
Canon EOS 2000D
Canon IS 18-55mm

Looking direction: North east
HfoV: 90 degrees
10.01.2025, 09:55

ICENI PROJECTS LIMITED Da Vinci House 44 Saffron Hill London, ECN1 8FH 	PROJECT	Land East of Pirton	DRAWN BY	GH	DRAWING NO.
	DRAWING TITLE	Photosheet	CHECKED BY	SG	I000691-DL03
	CLIENT	Gladman Developments Ltd	DATE	February 2025	REV
					-



Photograph 2 View north into Site from southern boundary

Visualisation type 1
Cylindrical projections
48% @ A3, 96% @ A1
Canon EOS 2000D
Canon IS 18-55mm

Looking direction: North
HfoV: 90 degrees
10.01.2025, 11:14

ICENI PROJECTS LIMITED Da Vinci House 44 Saffron Hill London, ECN1 8FH 	PROJECT	Land East of Pirton	DRAWN BY GH	DRAWING NO.
	DRAWING TITLE	Photosheet	CHECKED BY SG	I000691-DL03
	CLIENT	Gladman Developments Ltd	DATE February 2025	REV -



Photograph 3

View north west from within eastern Site boundary

Visualisation type 1
Cylindrical projections
48% @ A3, 96% @ A1
Canon EOS 2000D
Canon IS 18-55mm

Looking direction: North west
HfoV: 90 degrees
10.01.2025, 10:19

ICENI PROJECTS LIMITED Da Vinci House 44 Saffron Hill London, ECN1 8FH iceni	PROJECT	Land East of Pirton	DRAWN BY	GH	DRAWING NO.
	DRAWING TITLE	Photosheet	CHECKED BY	SG	I000691-DL03
	CLIENT	Gladman Developments Ltd	DATE	February 2025	REV
					-



Photograph 4 View south east from north western corner of Site

Visualisation type 1
Cylindrical projections
48% @ A3, 96% @ A1
Canon EOS 2000D
Canon IS 18-55mm

Looking direction: South east
HfoV: 90 degrees
10.01.2025, 12:09

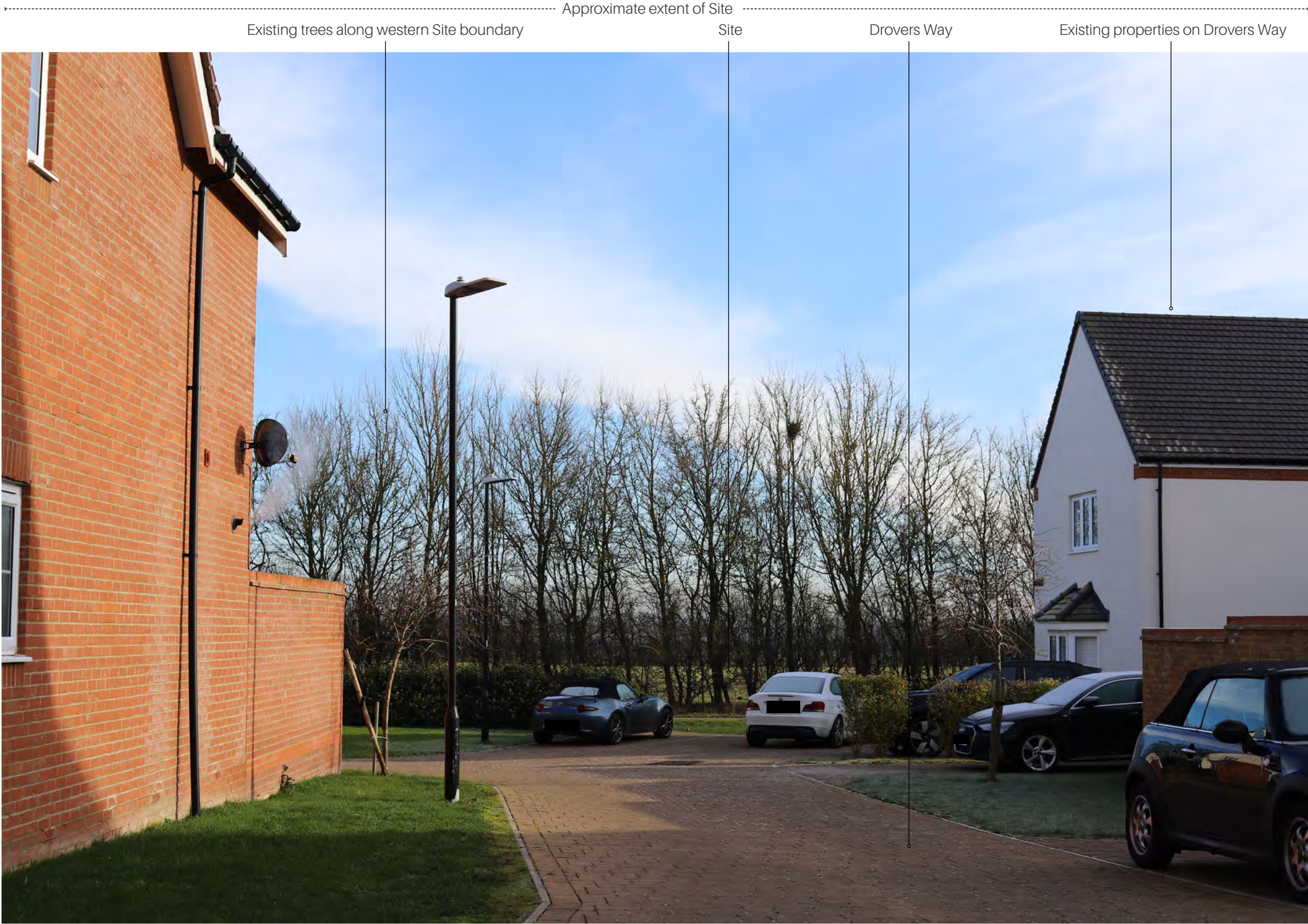


Photograph 5 View south east from within western Site boundary

Visualisation type 1
Cylindrical projections
48% @ A3, 96% @ A1
Canon EOS 2000D
Canon IS 18-55mm

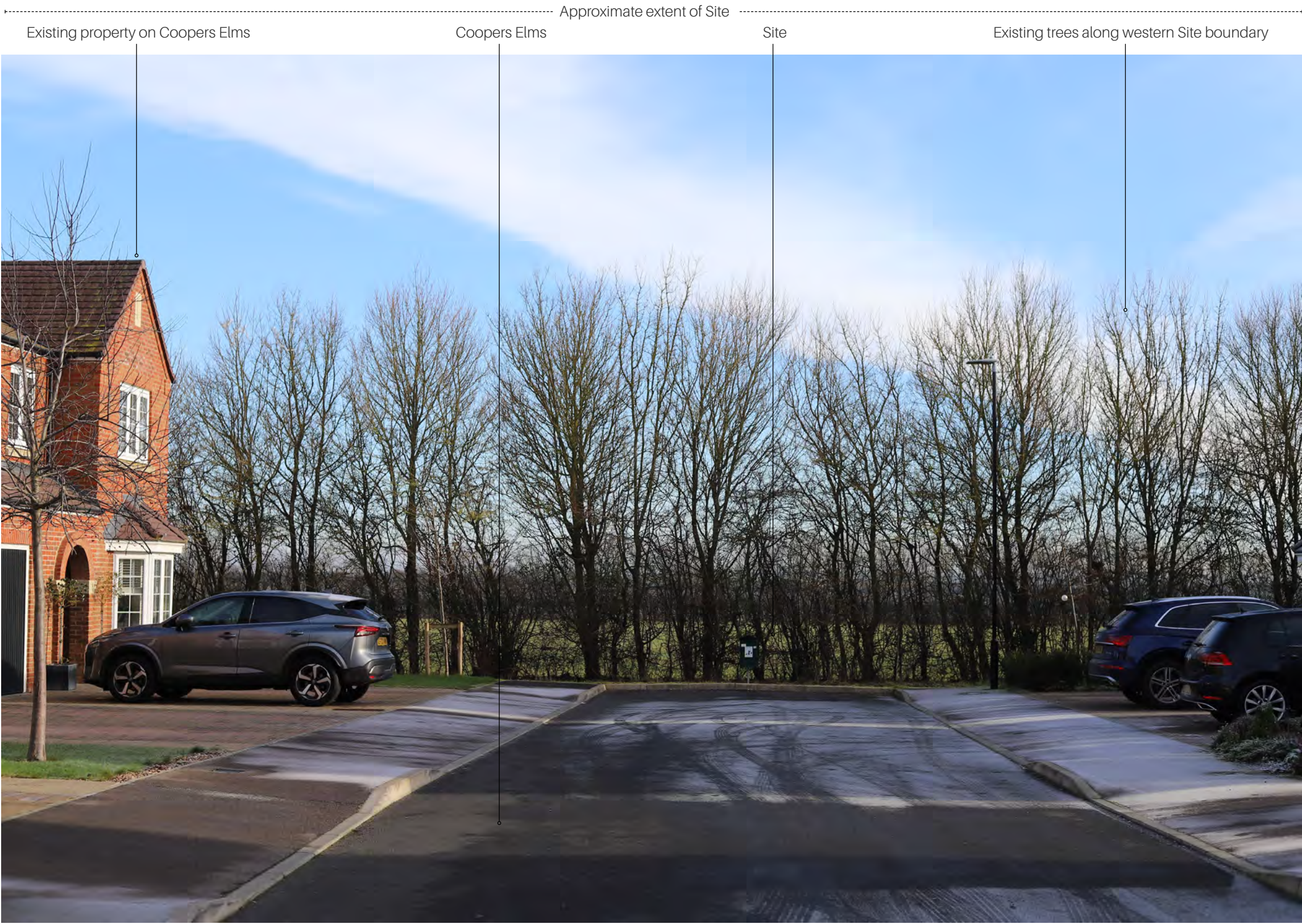
Looking direction: South east
HfoV: 90 degrees
10.01.2025, 12:04

ICENI PROJECTS LIMITED Da Vinci House 44 Saffron Hill London, ECN1 8FH 	PROJECT	Land East of Pirton	DRAWN BY GH	DRAWING NO.
	DRAWING TITLE	Photosheet	CHECKED BY SG	I000691-DL03
	CLIENT	Gladman Developments Ltd	DATE February 2025	REV -



Photograph 6 View east towards Site from Drovers Way

Visualisation type 1
Planar projections
75% @ A3, 150% @ A1
Canon EOS 2000D
Canon IS 18-55mm
Looking direction: East
Hfov: 40 degrees
10.01.2025, 12:20



Visualisation type 1
Planar projections
75% @ A3, 150% @ A1
Canon EOS 2000D
Canon IS 18-55mm
Looking direction: East
Hfov: 40 degrees
10.01.2025, 12:19

Photograph 7 View east towards Site from Coopers Elms



Photograph 8 View east towards Site from Holwell Road

Visualisation type 1
Cylindrical projections
48% @ A3, 96% @ A1
Canon EOS 2000D
Canon IS 18-55mm

Looking direction: East
HfoV: 90 degrees
10.01.2025, 12:11

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	DRAWING TITLE	Photosheet	CHECKED BY SG	I000691-DL03
	CLIENT	Gladman Developments Ltd	DATE February 2025	REV -



Photograph 9 View east towards Site from Holwell Road

ICENI PROJECTS LIMITED Da Vinci House 44 Saffron Hill London, EC1N 8FH 	PROJECT	Land East of Pirton	DRAWN BY GH	DRAWING NO.
	DRAWING TITLE	Photosheet	CHECKED BY SG	I000691-DL03
	CLIENT	Gladman Developments Ltd	DATE February 2025	REV -



Photograph 10

View south towards Site from Holwell Road

Visualisation type 1
Cylindrical projections
48% @ A3, 96% @ A1
Canon EOS 2000D
Canon IS 18-55mm

Looking direction: South
HfoV: 90 degrees
10.01.2025, 12:10

ICENI PROJECTS LIMITED Da Vinci House 44 Saffron Hill London, ECN1 8FH	PROJECT	Land East of Pirton	DRAWN BY	GH	DRAWING NO.
	DRAWING TITLE	Photosheet	CHECKED BY	SG	I000691-DL03
	CLIENT	Gladman Developments Ltd	DATE	February 2025	REV
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Photograph 11 View south towards Site from Holwell Road

Visualisation type 1
Cylindrical projections
48% @ A3, 96% @ A1
Canon EOS 2000D
Canon IS 18-55mm

Looking direction: South
HfoV: 90 degrees
08.04.2025, 10:21

ICENI PROJECTS LIMITED Da Vinci House 44 Saffron Hill London, ECN1 8FH iceni	PROJECT	Land East of Pirton	DRAWN BY	GH	DRAWING NO.
	DRAWING TITLE	Photosheet	CHECKED BY	SG	I000691-DL03
	CLIENT	Gladman Developments Ltd	DATE	February 2025	REV
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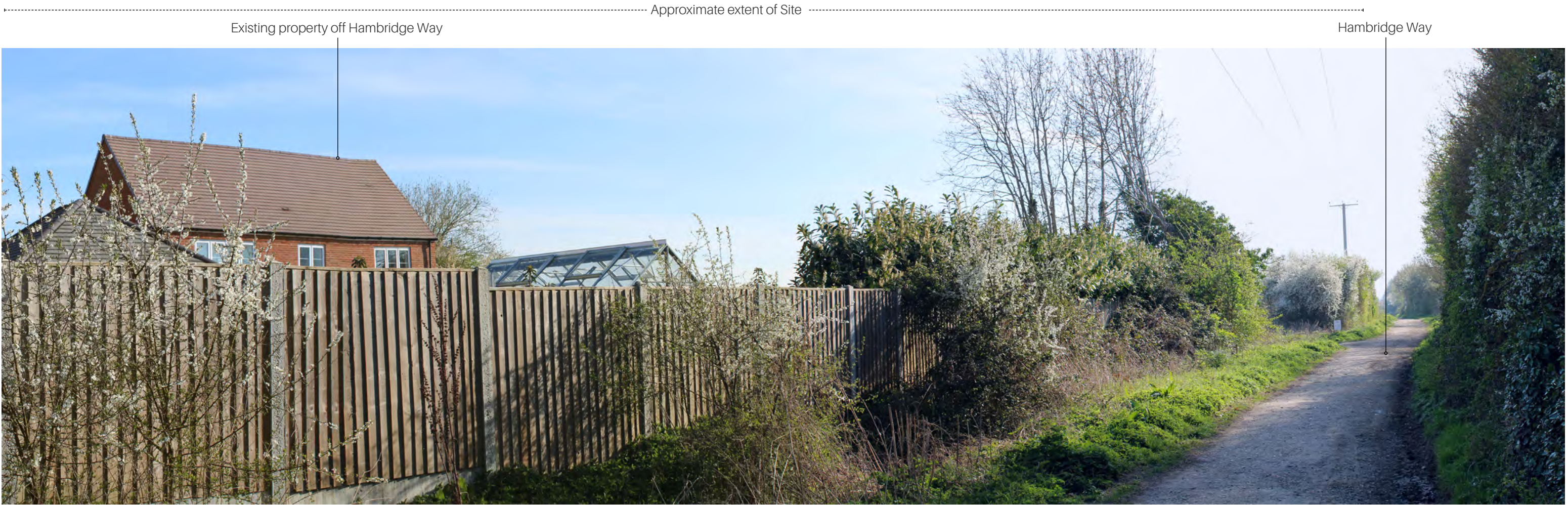


Photograph 12a View west along Hambridge Way (bridleway 021)

Visualisation type 1
Cylindrical projections
48% @ A3, 96% @ A1
Canon EOS 2000D
Canon IS 18-55mm

Looking direction: West
HfoV: 90 degrees
11.04.2025, 09:24

ICENI PROJECTS LIMITED Da Vinci House 44 Saffron Hill London, ECN1 8FH 	PROJECT	Land East of Pirton	DRAWN BY GH	DRAWING NO.
	DRAWING TITLE	Photosheet	CHECKED BY SG	I000691-DL03
	CLIENT	Gladman Developments Ltd	DATE February 2025	REV -

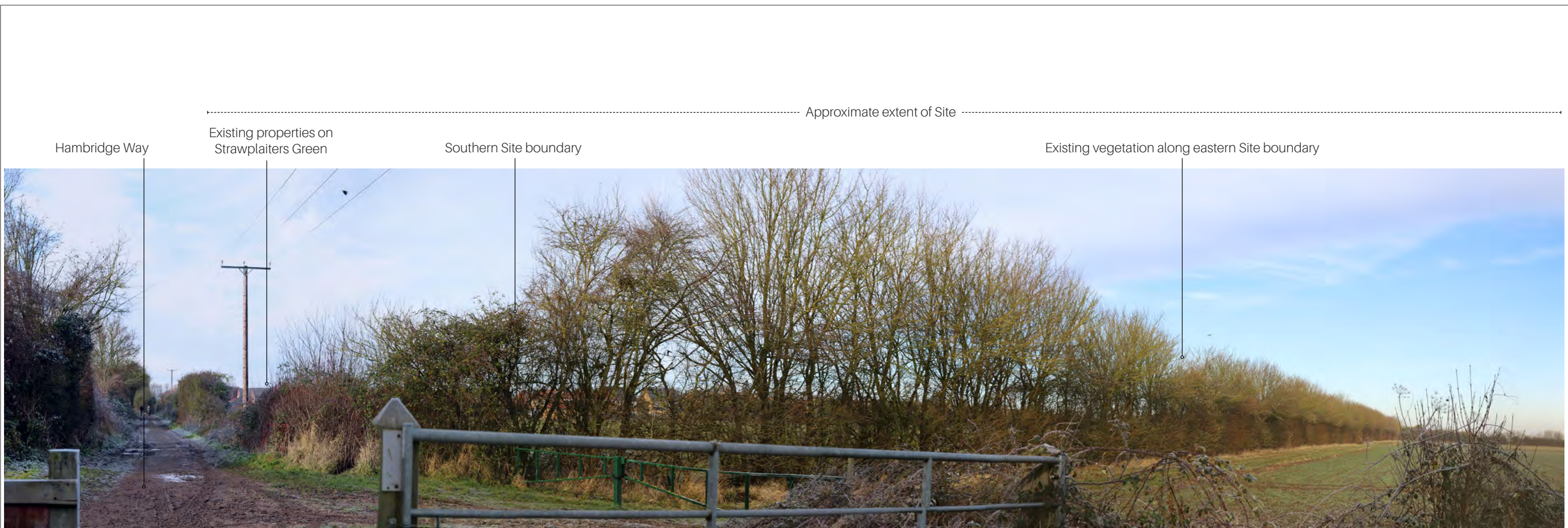


Photograph 12b View east along Hambridge Way (bridleway 021)

Visualisation type 1
Cylindrical projections
48% @ A3, 96% @ A1
Canon EOS 2000D
Canon IS 18-55mm

Looking direction: East
HfoV: 90 degrees
11.04.2025, 09:24

ICENI PROJECTS LIMITED Da Vinci House 44 Saffron Hill London, ECN1 8FH 	PROJECT	Land East of Pirton	DRAWN BY GH	DRAWING NO.
	DRAWING TITLE	Photosheet	CHECKED BY SG	I000691-DL03
	CLIENT	Gladman Developments Ltd	DATE February 2025	REV -



Photograph 13 View north west towards Site from Hambridge Way (bridleway 021)

Visualisation type 1
Cylindrical projections
48% @ A3, 96% @ A1
Canon EOS 2000D
Canon IS 18-55mm

Looking direction: North west
HfoV: 90 degrees
10.01.2025, 11:15

ICENI PROJECTS LIMITED Da Vinci House 44 Saffron Hill London, ECN1 8FH iceni	PROJECT	Land East of Pirton	DRAWN BY	GH	DRAWING NO.
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	CLIENT	Gladman Developments Ltd	DATE	February 2025	REV
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Visualisation type 1
Planar projections
75% @ A3, 150% @ A1
Canon EOS 2000D
Canon IS 18-55mm
Looking direction: West
Hfov: 40 degrees
10.01.2025, 11:30

Photograph 14 View west towards Site from Hambridge Way (bridleway 021)

ICENI PROJECTS LIMITED Da Vinci House 44 Saffron Hill London, ECN1 8FH 	PROJECT	Land East of Pirton	DRAWN BY	GH	DRAWING NO.
	DRAWING TITLE	Photosheet	CHECKED BY	SG	I000691-DL03
	CLIENT	Gladman Developments Ltd	DATE	February 2025	REV
					-

Existing properties on Strawplaiters Green

Approximate extent of Site

Existing vegetation along eastern Site boundary

Photograph 15

View west towards Site from Hambridge Way (bridleway 021)

Visualisation type 1

Planar projections

75% @ A3, 150% @ A1

Canon EOS 2000D

Canon IS 18-55mm

Looking direction: West

HfoV: 40 degrees

10.01.2025, 11:21

Approximate extent of Site

Panorama for context only

ICENI PROJECTS LIMITED Da Vinci House 44 Saffron Hill London, ECN1 8FH	PROJECT	Land East of Pirton	DRAWN BY	GH	DRAWING NO.
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Panorama for context only

ICENI PROJECTS LIMITED Da Vinci House 44 Saffron Hill London, ECN1 8FH	PROJECT	Land East of Pirton	DRAWN BY	GH	DRAWING NO.
	DRAWING TITLE	Photosheet	CHECKED BY	SG	I000691-DL03
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Photograph 17 View west towards Site from Hambridge Way (bridleway 021)

Visualisation type 1
Planar projections
75% @ A3, 150% @ A1
Canon EOS 2000D
Canon IS 18-55mm
Looking direction: West
HfoV: 40 degrees
08.04.2025, 09:57

ICENI PROJECTS LIMITED Da Vinci House 44 Saffron Hill London, ECN1 8FH 	PROJECT	Land East of Pirton	DRAWN BY	GH	DRAWING NO.
	DRAWING TITLE	Photosheet	CHECKED BY	SG	I000691-DL03
	CLIENT	Gladman Developments Ltd	DATE	February 2025	REV
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Photograph 18 View west towards Site from Hambridge Way (bridleway 021)

Visualisation type 1
Cylindrical projections
48% @ A3, 96% @ A1
Canon EOS 2000D
Canon IS 18-55mm

Looking direction: West
HfoV: 90 degrees
08.04.2025, 09:36

ICENI PROJECTS LIMITED Da Vinci House 44 Saffron Hill London, ECN1 8FH 	PROJECT	Land East of Pirton	DRAWN BY GH	DRAWING NO.
	DRAWING TITLE	Photosheet	CHECKED BY SG	I000691-DL03
	CLIENT	Gladman Developments Ltd	DATE February 2025	REV -



Visualisation type 1
Planar projections
75% @ A3, 150% @ A1
Canon EOS 2000D
Canon IS 18-55mm
Looking direction: West
HfoV: 40 degrees
08.04.2025, 08:44

Photograph 19 View west towards Site from Hambridge Way (bridleway 021)

ICENI PROJECTS LIMITED Da Vinci House 44 Saffron Hill London, ECN1 8FH 	PROJECT	Land East of Pirton	DRAWN BY	GH	DRAWING NO.
	DRAWING TITLE	Photosheet	CHECKED BY	SG	I000691-DL03
	CLIENT	Gladman Developments Ltd	DATE	February 2025	REV
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----- Approximate extent of Site -----



Photograph 20 View west towards Site from public footpath 006

Visualisation type 1
Planar projections
75% @ A3, 150% @ A1
Canon EOS 2000D
Canon IS 18-55mm
Looking direction: West
HfoV: 40 degrees
10.01.2025, 11:38

Approximate location of Site



Panorama for context only

ICENI PROJECTS LIMITED Da Vinci House 44 Saffron Hill London, ECN1 8FH 	PROJECT	Land East of Pirton	DRAWN BY GH	DRAWING NO.
	DRAWING TITLE	Photosheet	CHECKED BY SG	I000691-DL03
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Public footpath 006



Visualisation type 1
Planar projections
75% @ A3, 150% @ A1
Canon EOS 2000D
Canon IS 18-55mm
Looking direction: North
HfoV: 40 degrees
08.04.2025, 10:03

Photograph 21 View north from public footpath 006

ICENI PROJECTS LIMITED Da Vinci House 44 Saffron Hill London, ECN1 8FH 	PROJECT	Land East of Pirton	DRAWN BY	GH	DRAWING NO.
	DRAWING TITLE	Photosheet	CHECKED BY	SG	I000691-DL03
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Photograph 22 View west towards Site from public footpath 013

ICENI PROJECTS LIMITED Da Vinci House 44 Saffron Hill London, ECN1 8FH 	PROJECT	Land East of Pirton	DRAWN BY GH	DRAWING NO.
	DRAWING TITLE	Photosheet	CHECKED BY SG	I000691-DL03
	CLIENT	Gladman Developments Ltd	DATE February 2025	REV -



Visualisation type 1
Planar projections
75% @ A3, 150% @ A1
Canon EOS 2000D
Canon IS 18-55mm
Looking direction: South west
HfoV: 40 degrees
08.04.2025, 10:09

Photograph 23 View south west towards Site from public footpath 013

ICENI PROJECTS LIMITED Da Vinci House 44 Saffron Hill London, ECN1 8FH 	PROJECT	Land East of Pirton	DRAWN BY GH	DRAWING NO.
	DRAWING TITLE	Photosheet	CHECKED BY SG	I000691-DL03
	CLIENT	Gladman Developments Ltd	DATE February 2025	REV -



Photograph 24 View south west towards Site from Holwell Road

Visualisation type 1 Looking direction: South west
Cylindrical projections HfoV: 90 degrees
48% @ A3, 96% @ A1 08.04.2025, 08:51
Canon EOS 2000D
Canon IS 18-55mm

ICENI PROJECTS LIMITED Da Vinci House 44 Saffron Hill London, ECN1 8FH 	PROJECT	Land East of Pirton	DRAWN BY GH	DRAWING NO.
	DRAWING TITLE	Photosheet	CHECKED BY SG	I000691-DL03
	CLIENT	Gladman Developments Ltd	DATE February 2025	REV -



Photograph 25 View south west towards Site from Holwell Road

Visualisation type 1
Cylindrical projections
48% @ A3, 96% @ A1
Canon EOS 2000D
Canon IS 18-55mm

Looking direction: South west
HfoV: 90 degrees
08.04.2025, 08:53

ICENI PROJECTS LIMITED Da Vinci House 44 Saffron Hill London, ECN1 8FH	PROJECT	Land East of Pirton	DRAWN BY GH	DRAWING NO.
	DRAWING TITLE	Photosheet	CHECKED BY SG	I000691-DL03
	CLIENT	Gladman Developments Ltd	DATE February 2025	REV -



Photograph 26 View north towards Site from bridleway 027

Visualisation type 1
Cylindrical projections
48% @ A3, 96% @ A1
Canon EOS 2000D
Canon IS 18-55mm

Looking direction: North
HfoV: 90 degrees
08.04.2025, 09:36

ICENI PROJECTS LIMITED Da Vinci House 44 Saffron Hill London, ECN1 8FH iceni	PROJECT	Land East of Pirton	DRAWN BY GH	DRAWING NO.
	DRAWING TITLE	Photosheet	CHECKED BY SG	I000691-DL03
	CLIENT	Gladman Developments Ltd	DATE February 2025	REV -